



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**35 Sunnyside Street**

CAMELON, FALKIRK, FK1 4BJ

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# 35 SUNNYSIDE STREET, FALKIRK

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Camelon is a small village connected to Falkirk, Camelon offers many amenities just on the doorstep of the property within a few minutes walk from eateries, shops and a swimming pool. For the people looking for more outdoor activities, there is a park and canal within walking distance of the property. Falkirk town centre provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and

exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with Two Railway Stations offering rail connections to both Edinburgh and Glasgow and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

McEwan Fraser Legal are delighted to bring to the market this two bedroom flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with generous storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen has a wealth of floor and wall units.

There are two good sized bedrooms, both allowing for free standing furniture if required.

The family bathroom completes the property internally with bath, wash hand basin and WC.

Externally, the property benefits from ample off-street parking and private front and back gardens.

The property also benefits from gas central heating and double glazing.



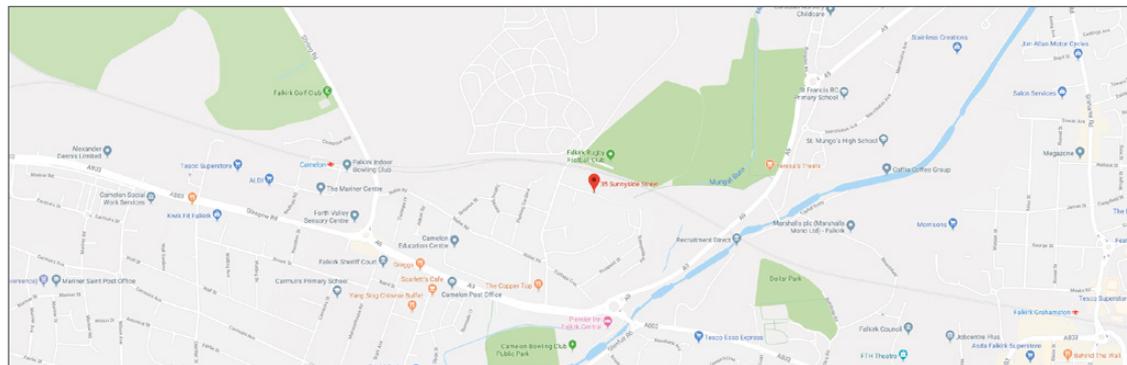
# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.42m (14'6") x 3.81m (12'6")
Kitchen	3.36m (11') x 2.31m (7'7")
Bedroom 1	3.44m (11'3") x 3.30m (10'10")
Bedroom 2	3.35m (11') x 3.28m (10'9")
Bathroom	2.04m (6'8") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): Floor coverings and light fittings.



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